

November 20, 2017

Brian Golden, Director
Boston Planning and Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

RE: 211 Condor Street, East Boston

Dear Mr. Golden:

This office represents Boston Real Estate Capital, LLC, in connection with the development approval of the above-referenced property. On behalf of the project proponent, I hereby submit this Notice of Project Change ["NPC"] under the provisions of Article 80A-6 of the Boston Zoning Code. This project was previously approved by the Board of Directors of the Boston Planning and Development Agency ["BPDA"] pursuant to the Small Project Review procedures of Article 80E, on June 15, 2017, together with the related proposal for 187-191 Condor Street.¹

As previously approved, 211 Condor Street was proposed to be a new four story residential building consisting of fourteen residential units, two of which were designated as Inclusionary Development Policy ["IDP"] units, together with 14 off-street accessory parking spaces at ground level. The gross floor area as previously approved was 16,620 square feet.

Subsequent to the BPDA Board of Director's approval under Article 80E, the proposal proceeded to the zoning Board of Appeal and was granted the zoning relief necessary to construct the project as proposed.

Proposed Changes to Project

Although the property does not lie within a waterfront zoning sub-district under Article 53, it is across the street from the Chelsea River. After the approvals were received from the BPDA and the Board of Appeal, further study revealed that the property is subject to the jurisdiction of General Laws, chapter 91. Accordingly, in order to satisfy the requirements of G.L. c. 91, the project has been slightly

¹ Although neither development proposal at each of these two addresses required Small Project Review under Article 80E, the BPDA staff requested that the proponent voluntarily submit the two combined projects for review and the proponent agreed to do so. No changes are being proposed by this NPC for the previously approved project at 187-191 Condor Street.

revised. This will necessitate filing a Notice of Intent with the Department of Environmental Protection and the Boston Conservation Commission. The requirements of G.L. c. 91 necessitate pulling the new structure back from the edge of Condor Street, away from the waterfront along the Chelsea River. As a result, the building will be smaller.

Prior Approval

Change under NPC

Units: 14

Units: 12

Parking Spaces: 14

Parking Spaces: 11

Gross Floor Area: 16,620

Gross Floor Area: 13,955

IDP Units: 2

IDP Units: 2²

Under the prior approval under Article 80E, there is package of Community Benefits. No change is proposed to that benefit package and the prior commitments remain the same as previously approved.

The project proponent requests that the Director evaluate these changes under Article 80A-6(2)(a)-(g) and determine that the changes do not represent a material change requiring further review under Article 80E. Further, a determination is requested that the changes do not increase the project's impacts and that the changes are required by G.L.c. 91 and the regulations promulgated thereunder.

Following this review by the Director, a request is hereby made for a Director's Determination pursuant to Article 80A-6(2) that no further review is necessary for these proposed changes to the project.

Thank you for your consideration of the foregoing request. If you need any further information regarding this NPC, please contact me at your convenience.

Sincerely,



Marc LaCasse

cc: Raul Duverge

² There will be (1) one bedroom unit; and (1) two bedroom unit, as previously approved. As a result of the reconfiguration of the building to satisfy G.L. c. 91, the unit arrangement has changed. The new IDP 1 Bedroom shall be Unit 8 and the new IDP 2 Bedroom Unit shall be Unit 3. Both of these have been approved by the BPDA Housing Manager.



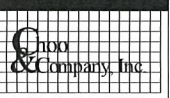
1 EXTERIOR PERSPECTIVE



PROPOSED 12 UNIT RESIDENTIAL UNITS

**211 CONDOR STREET
EAST BOSTON, MA, 02128**

PROPOSED 12 UNITS
 211 CONDOR STREET
 EAST BOSTON, MA, 02128



One Billings Road Quincy, MA 02171
617-786-7727 Fax 617-786-7715

ZONING SUMMARY

ZONING SUB-DISTRICT	MIN. LOT SIZE	MIN. LOT AREA PER ADD. UNIT	TOTAL LOT SIZE	F.A.R.	MAX. HEIGHT	SETBACK FRONT	SETBACK EA. SIDE	SETBACK REAR	MIN. OPEN SPACE PER UNIT	MIN. PARKING SPACES PER UNIT
REQUIRED	2000	N/A	2000	0.8	30'	5'	5'	30'	NONE	2.0
PROPOSED	2000	N/A	6563	2.1 <small>EXCEPTION</small>	44' <small>EXCEPTION</small>	10.58'	5'	5' <small>EXCEPTION</small>	NONE	1.3 <small>EXCEPTION</small>

○ Zoning Summary
1/8" = 1'-0"

Gross Area	
Level	Area
Not Placed	0 SF
Level 1	593 SF
Level 2	4454 SF
Level 3	4454 SF
Level 4	4455 SF
Total	13955 SF

Unit Schedule		
Name	Count	Area
UNIT 1	1	981 SF
UNIT 2	1	986 SF
UNIT 3	1	976 SF
UNIT 4	1	681 SF
UNIT 5	1	981 SF
UNIT 6	1	986 SF
UNIT 7	1	976 SF
UNIT 8	1	681 SF
UNIT 9	1	981 SF
UNIT 10	1	986 SF
UNIT 11	1	976 SF
UNIT 12	1	681 SF
Total Unit Count	12	

Parking Schedule		
Level	Count	Description
Level 1	8	
Level 1	3	STACK 8.5' x 18'
Total	11	

No.	Description	Date

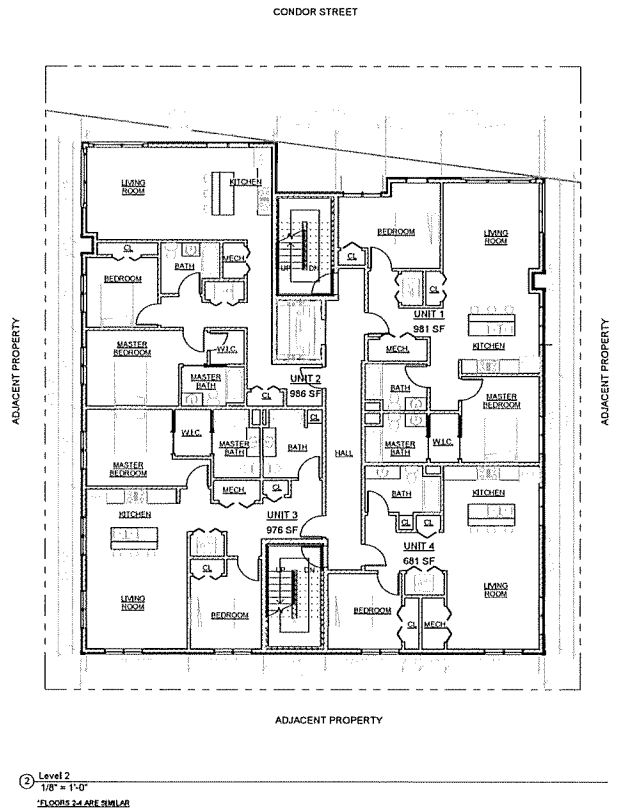
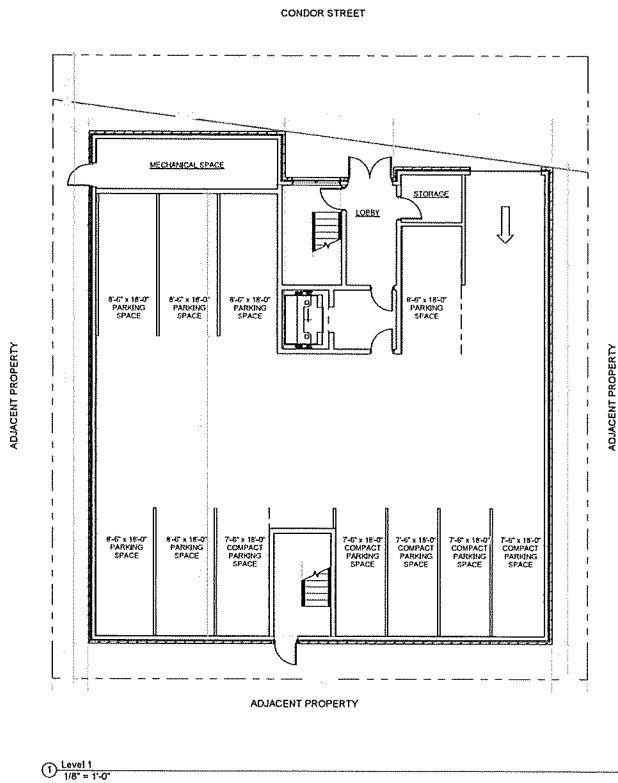
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 Drawn By: MS

Drawing Name

COVER SHEET

Sheet No.

A-1.0



Location

**PROPOSED 12 UNITS
211 CONDOR STREET
EAST BOSTON, MA, 02128**

Cibo & Company, Inc.
One Bilings Road Quincy, MA 02171
617-786-7727

No.	Description	Date

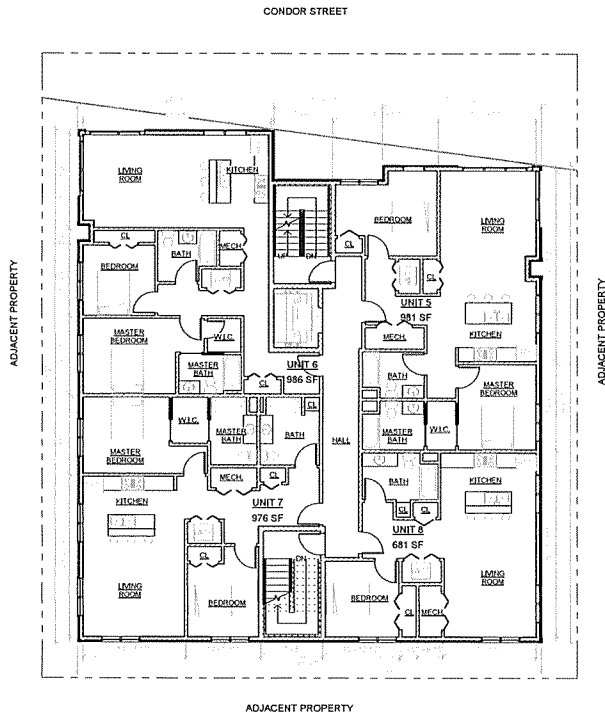
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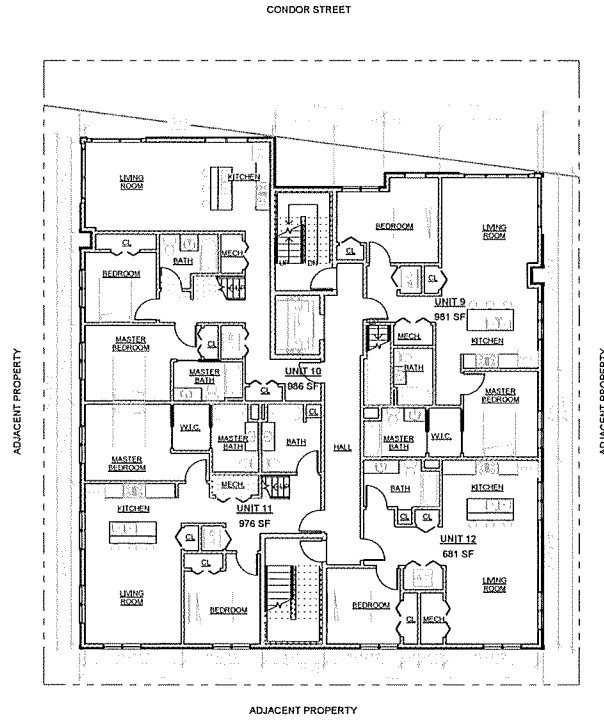
PROPOSED FLOOR PLANS

Sheet No.

A-1.1



① Level 3
1/8" = 1'-0"



② Level 4
1/8" = 1'-0"

Location

PROPOSED 12 UNITS
211 CONDOR STREET
EAST BOSTON, MA, 02128



One Billings Road Quincy, MA 02171
617-786-7722 fax 617-786-7715

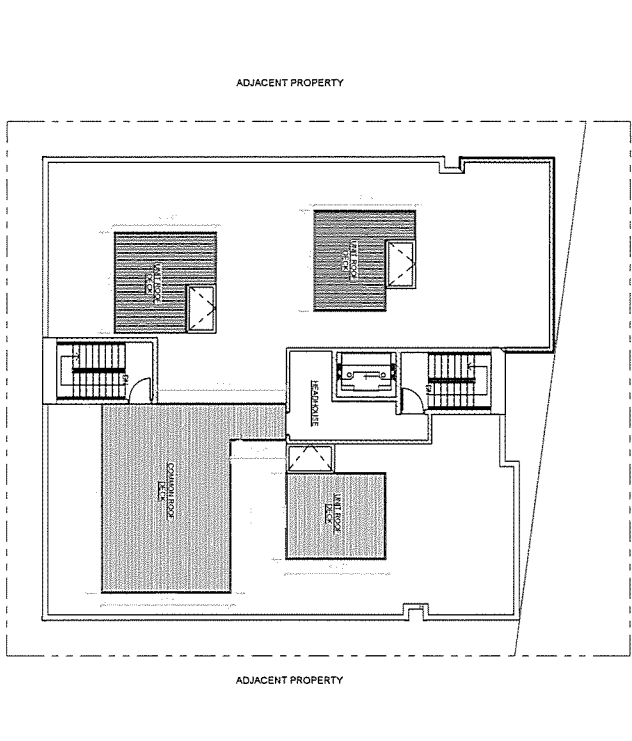
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Date 04-07-2017
Drawn By MS
Drawing Name

PROPOSED FLOOR PLANS

Sheet No.

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①
 1/8" = 1'-0"

**PROPOSED 12 UNITS
 211 CONDOR STREET
 EAST BOSTON, MA, 02128**

SEALON
S&C COMPANY, INC.
 One Ballinger Road Quincy, MA 02271
 617-882-2275
 M 617-882-7715

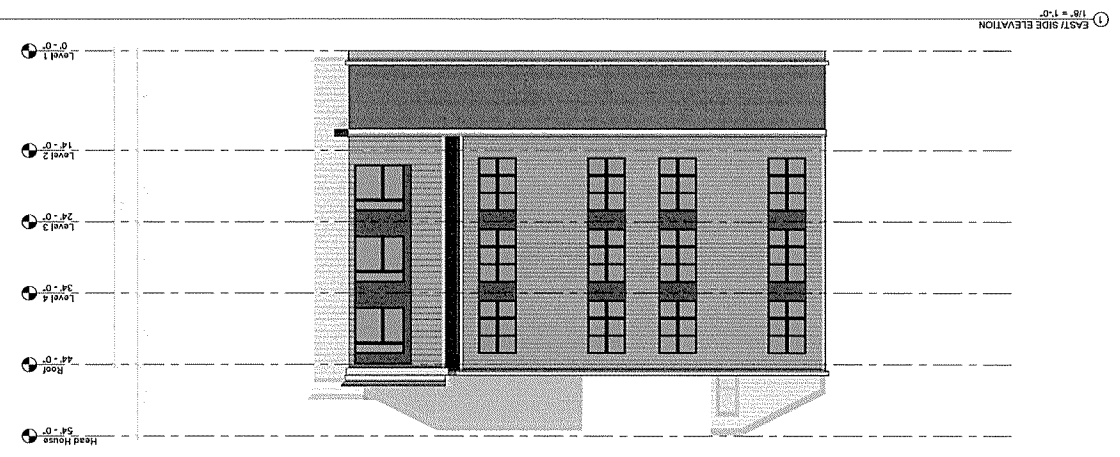
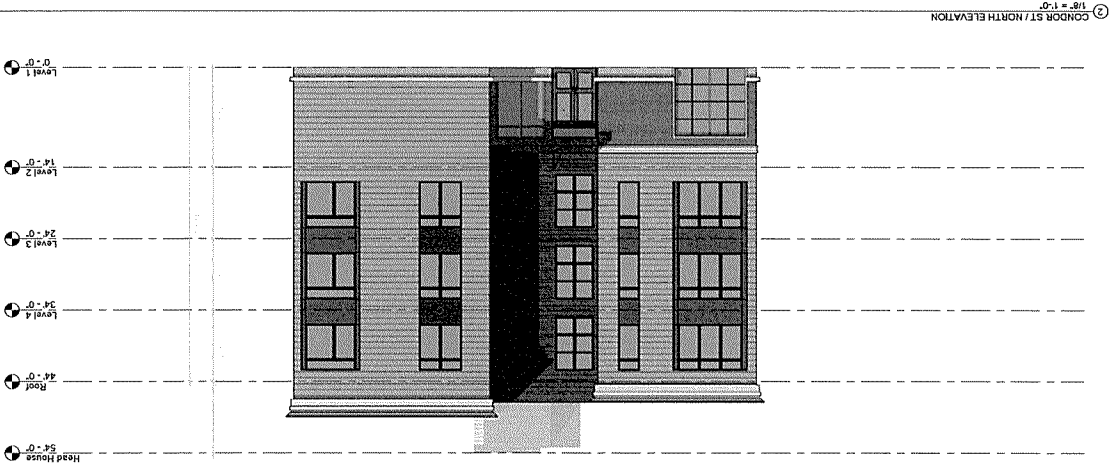
NO.	DESCRIPTION	DATE

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 Checked By:
 Drawing Title:

**PROPOSED
 FLOOR PLANS**

A-1.3

Sheet No.



A-2.1

PROPOSED ELEVATIONS

Sheet No.

Drawing Name

Drawn By: MS

Date: 04-07-2017

Scale: 1/8" = 1'-0"

Project No: 16144

No.	Description	Date

One Buildings Road Quincy, MA 02171
 Tel: 617-896-7722 Fax: 617-896-7155



PROPOSED 12 UNITS
 211 CONDOR STREET
 EAST BOSTON, MA, 02128

Location

A-2.2

PROPOSED ELEVATIONS

Drawing Name

Drawn By: NIS

Date: 04-07-2017

Scale: 1/8" = 1'-0"

Project No: 16144

Rev.	Description	Date

One Ballings Road Quincy, MA 02171

617-88-2727

617-785-2715

100
Company, Inc.



PROPOSED 12 UNITS
211 CONDOR STREET
EAST BOSTON, MA, 02128

COMMON

